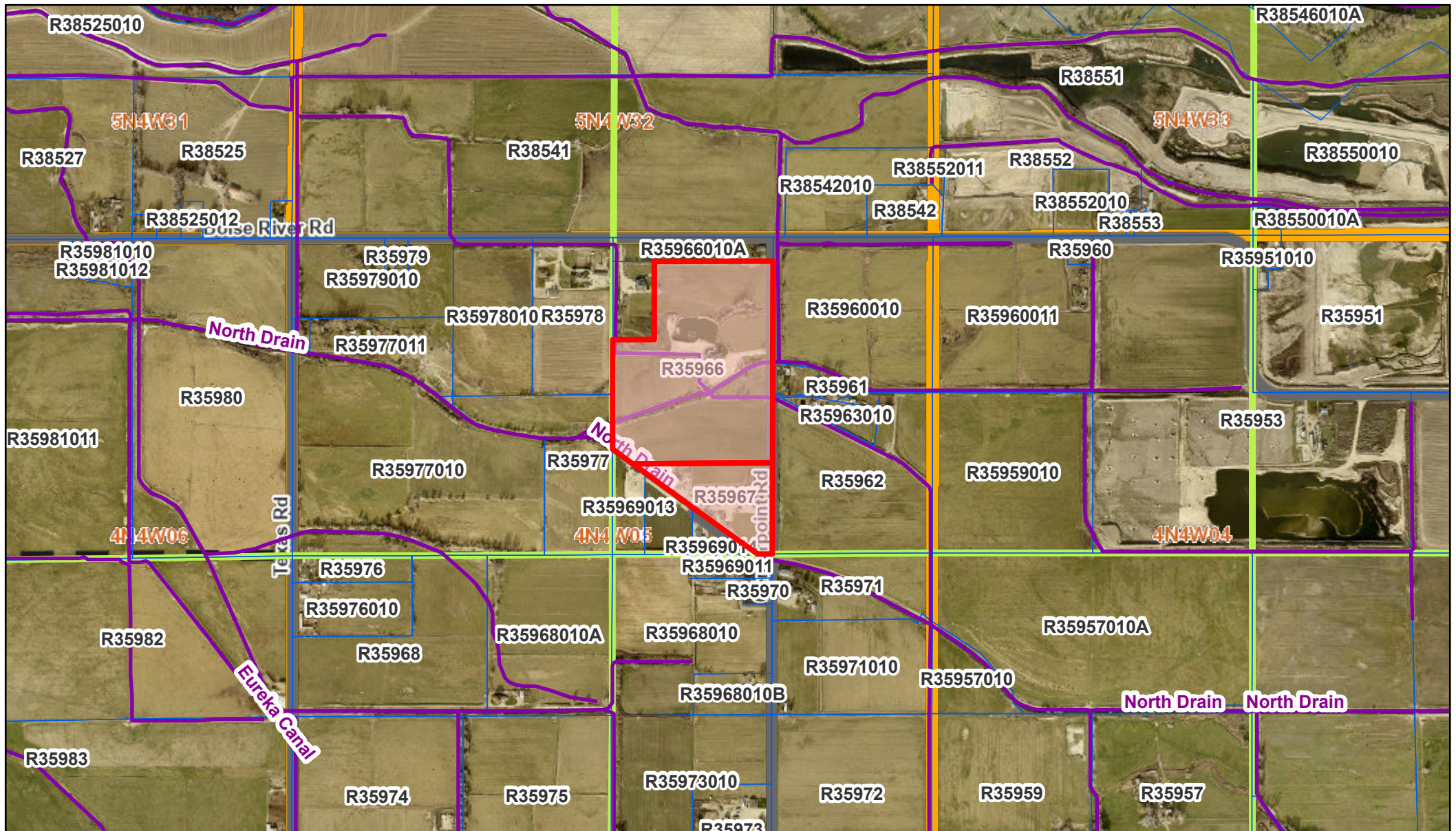
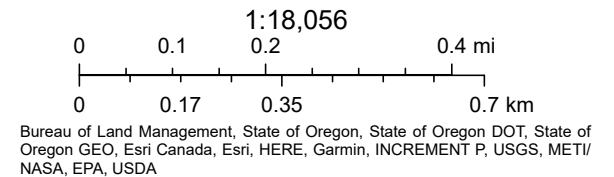


Canyon County, ID Web Map



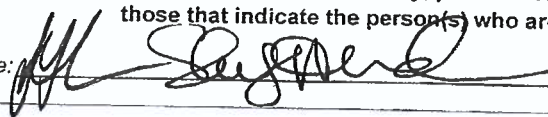
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|---|---|---|
| Multiple Parcel Search_Query result | — CanyonCountyRoads | Current Impact Area |
| — Hydro_NHDFlowline | — Roads | City Limits |
| — Quarter Line | — CC_PrivateRoads | Sections |
| | County Boundary | |





CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME:	Henderson Revocable Trust	
	MAILING ADDRESS:	23833 Centerpoint Rd., Caldwell, ID 83607	
	PHONE:		EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.			
Signature: 		Date: 12/18/2025	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	Todd Lakey: Lakey-Villgas Law	
	COMPANY NAME:	JSAT, LLC	
	MAILING ADDRESS:	141 E. Carlton Ave., Meridian, ID 83642	
	PHONE:		EMAIL:

SITE INFO	STREET ADDRESS:	23833 Centerpoint Rd., Caldwell, ID 83607		
	PARCEL NUMBER:	35966000 0		
	PARCEL SIZE:	44.9 +/-		
	REQUESTED USE:	Gravel Extraction - long term		
	FLOOD ZONE (YES/NO)	Yes - AE Zone	ZONING DISTRICT:	A

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CJ2026-0005	DATE RECEIVED:	2/6/26
RECEIVED BY:	MG	APPLICATION FEE:	\$2800.00
			CK MO CC CASH



CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Tim Charles + Valentine Kennedy</u>
	MAILING ADDRESS: <u>23579 Centerpoint Rd., Caldwell, ID 83607</u>
	PHONE: _____ EMAIL: _____
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>[Signature]</u> Date: <u>12/19/2025</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Todd Lakey: Lakey-Villegas Law</u>
	COMPANY NAME: <u>JJ&T, LLC</u>
	MAILING ADDRESS: <u>141 E. Carlton Ave., Meridian, ID 83642</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>23579 Centerpoint Rd., Caldwell, ID 83607</u>
	PARCEL NUMBER: <u>35967000 0</u>
	PARCEL SIZE: <u>10.99 acres +/-</u>
	REQUESTED USE: <u>Gravel Extraction - long term</u>
	FLOOD ZONE (YES/NO) <u>Yes - AE Zone</u>
	ZONING DISTRICT: <u>A</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CU 2026-0005</u>	DATE RECEIVED: <u>2-6-26</u>
RECEIVED BY: <u>MG</u>	APPLICATION FEE: <u>\$2800.00</u> ☒ CK ☐ MO ☐ CC CASH



CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Hubert G. and Kristine K. Morpheu Family Trust</u>	
	MAILING ADDRESS: <u>22543 Boise River Rd. Caldwell, ID 83607</u>	
	PHONE:	EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>[Signature]</u> Date: <u>12/18/25</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Todd Lakey: Lakey-Villegas Law</u>	
	COMPANY NAME: <u>JJ+T, LLC</u>	
	MAILING ADDRESS: <u>141 E. Carlton Ave. Meridian, ID 83642</u>	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>R 35966011</u>	
	PARCEL NUMBER: <u>22543 Boise River Rd., Caldwell, ID</u>	
	PARCEL SIZE: <u>5 ac. +/-</u>	
	REQUESTED USE: <u>Long term gravel extraction / adjacent</u>	
	FLOOD ZONE (YES/NO) <u>Yes - AE Zone</u>	ZONING DISTRICT: <u>CR-R</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU 2026-0005</u>	DATE RECEIVED:	<u>2-6-26</u>
RECEIVED BY:	<u>MG</u>	APPLICATION FEE:	<u>\$2800.00</u> CK MO CC CASH

NOTE

This signed Application Form is submitted only to demonstrate consent to the CUP application. This contiguous five acre parcel owned by the Hubert G and Kristine K Morpew Family Trust is not part of the CUP but will be the subject of a short term mineral extraction application in the future to extract material from approximately 2 acres of their property and connect with the pond on the adjacent property which is part of this CUP. The short term mineral extraction application is necessary because this parcel is zoned CRR.



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	✓ X	
Letter of Intent (see standards on next page)	✓ X	
Site Plan (see standards on next page) <i>See Rec. Plan & LOI</i>	✓ X	
Operation Plan (see standards on next page) <i>See Rec. Plan & LOI</i>	✓ X	
Land Use Worksheet	✓ X	
Neighborhood Meeting sheet/letter completed and signed	✓ X	
Proof of application/communication with the following agencies:	✓ X	
Southwest District Health	✓ X	
Irrigation District	✓ X	
Fire District	✓ X	
Highway District/ Idaho Transportation Dept.	✓ X	
Area of City Impact (if applicable)	N/A X	
Deed or evidence of property interest to the subject property	✓ X	
Fee: Per Adopted Fee Schedule (CUP Modification) - Per Adopted Fee Schedule		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☒ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

LAKEY - VILLEGAS

LAW AND POLICY

141 E. CARLTON AVE., MERIDIAN, IDAHO 83642

January 24, 2026

Canyon County Development Services
111 North 11th Avenue, No. 140
Caldwell, ID 83605

Re: JJ&T Application for CUP – Gravel Operations – Parcels 35966000 0 and 35967000 0

Dear Development Services,

I am submitting this letter of intent on behalf of my client, JJ&T, LLC. The company is owned by the Wright family who also own Wright Construction Company. This is a local multigenerational family-owned small business. We are requesting a conditional use permit ("CUP") to conduct gravel extraction on two parcels consisting of approximately 56 acres. The subject properties contain homesites, outbuildings, pasture area and/or small hayfields and an existing pond. The purpose of the gravel extraction operation is to expand an existing pond for the Hendersons and Morphews and complete a new pond for the Hendersons and Tim Charles and Valentine Kennedy. These are the existing property owners who live on the subject properties. The northern portion of the Henderson property will involve an expansion of their existing pond. The five acre parcel adjacent to the West and owned by the Morphews will ultimately share the pond. However, the excavation on the Morphew property will be accomplished with an application for short term mineral extraction because that five acre parcel is zoned CRR. The southern portion of the Henderson property and the parcel owned by Charles and Kennedy will contain a new separate shared pond.

This application is not for the typical gravel extraction CUP. Only a portion of the properties will be utilized for the ponds and the gravel extraction. The two ponds will ultimately comprise approximately 30 acres of the approximately 61 acres containing the three parcels. Unlike other nearby gravel operations, this request is not to extract material from the large majority of the subject parcel(s) as is common for gravel extraction operations. The property owners will continue to live on the subject properties in close proximity to these extraction activities. They have the opportunity to oversee the operations and help make sure the operations are conducted properly and any impacts are correctly mitigated in accordance with the CUP. Gravel pits are also generally approved for crushing of the material and commonly include a batch plant. There are many gravel pits in this area and most provide for crushing and batching. We are not requesting approval for crushing material or a batch plant on the subject

property. So neither will occur on the site. The focus here is on the ponds as amenities for the property owners. These ponds will also attract wildlife and provide an aesthetically pleasing view and landscape profile for the property and the area. The gravel material extracted from the property will either be hauled directly to a project or hauled to Wright's existing gravel operations on Red Top Road for crushing.

High quality mineral resources are located in this area, and these resources are of vital importance to the County because they are needed for construction of infrastructure and homes in Canyon County. There are numerous historic and current gravel operations in this area because this area is where the natural resources are located. This is a relatively small operation and is less impactful than most of the other operations approved in the area. We are proposing hours of operation from 7am to 7pm. Monday through Saturday. No operations on Sunday. We are not requesting any 24/7 operations. Some operations in the area can operate 24/7 as needed and/or when they have a contract requiring night work etc. The operators will use best management practices to minimize any fugitive dust. This is a wet operation in that the material extracted will be wet because of the water table. Practically speaking the wet nature of this extraction area reduces dust generation compared to other dry gravel operations. Again, there will be no crushing on site. Since there will not be crushing that further reduces the potential for fugitive dust. Internal haul roads will be regularly watered as needed to further minimize the potential for fugitive dust. Crushing is the part of any gravel operation that generates the most sound and that sound will not exist on this operation. We are requesting a ten year timeframe for the CUP. The use of the property will be market driven and we anticipate that the ponds will be completed well before that timeframe is reached. This is a relatively small operation with a shorter lifespan compared to other operations in the area. The reclamation plan has also been approved by the Idaho Department of lands and is included with this application.

My client estimates that there is between 750,000 and 850,000 yards of material that will be removed from the site to create the ponds. The amount of material, the load capacity of the trucks and the days and hours of operation were used to calculate the annual average number of trips per day that would come from the site. The mineral lease with the property owners is for a ten year period with an option to extend if needed. The amount of time it will take to complete the work on the site is market driven. Based on current market conditions we anticipate that it will take significantly less than ten years to remove the material and complete the ponds. The following tables contain the estimated annual truck trips per day and per hour based on a 3, 5 and 10 year time frame for both ends of the estimated amount of material.

850,000 cubic yards

Years	Days	Yards/Day	Trips/Day	Trips/Hour
3	939	905	50.27	4.18
5	1565	543	30.16	2.5
10	3130	272	15.11	1.25

750,000 cubic yards

Years	Days	Yards/Day	Trips/Day	Trips/Hour
3	939	798	44.33	3.69
5	1565	479	26.44	2.2
10	3130	239	13.27	1.10

For calculation purposes we utilize the 850,000 cubic yards and the five year time frame to be more conservative and not use the lowest numbers for the trip calculation. It is also important to note that these are average numbers, which is the approach taken by traffic experts and the highway district in evaluating traffic impacts. The use of the property is market driven so there will be periods of time when the property is not in use at all and no trucks will be coming and going and there will be times when they are busier and more truck trips will occur. Unlike residential uses and some commercial uses the peak hours do not significantly impact the number of trips generated on a daily basis. The trips are spread throughout the day and not impacted by commuter trips. The Golden Gate Highway District standards manual notes that a traffic impact study (TIS) is required if the proposed development exceeds 50 peak hour trips or 500 annual average daily trips in rural areas. The estimated annual average trips per hour is 2.5 with the average daily trips being 26.44 neither of which comes close to the threshold requirements for a TIS. The highway district has the final authority to determine whether a TIS is required but this small, short-term project is not anywhere near the highway district threshold standards for a TIS. The properties have frontage on Centerpoint Rd. The two extraction areas are separated by a ditch. The work for the northern pond and the southern pond will each utilize a separate temporary access onto Centerpoint Road as shown on the site plan. We will work with the highway district as to the exact location of those temporary accesses. We will also work with the highway district and meet the applicable appropriate requirements and any access improvements.

The project will maintain the required setbacks for its operations. There is a ditch that separates the two pond areas. The operations and resulting ponds will maintain the proper setbacks and not impact any corresponding easements. The Hendersons also have a portion of their property on the west side and north of that ditch that will remain in pasture, hay or other similar uses and not be included in the extraction and subsequent pond areas. The project will be dewatered into an existing drainage ditch with the approval of the applicable drainage entity. The dewatering plan includes a settling pond/area before the water enters the drainage ditch.

The subject property is located in the AE flood plain. The subject property is located more than half a mile from the Boise River with another larger gravel operation, ditches, structures and roadways located between this subject property and the Boise River. This is an extraction operation so the ponds will not have any negative impact on the flood plain or base flood elevation. There is no risk of pit capture by the Boise River because the property is not near the river. Our engineer has reviewed the property, the flood plain and the proposed operation and has determined that this will have no impact on the base flood elevation. This

operation which will expand one pond and create another presents no risk to the flood plain. The operation will comply with the county flood plain ordinance.

My clients anticipate up to six employees will be working on the site. It depends on the nature of the operation – some activities will require six employees, some will involve fewer employees and at times there will be no activities and no employees on the site. There are large flat gravel areas that will be used for employees to park their vehicles. The property owners will continue to reside on the property while the excavation occurs and the ponds are created. The existing fencing on the subject property will be maintained.

This application conforms well with the comprehensive plan and meets the requirements in the applicable sections of the county zoning ordinance and should be approved. The following analysis demonstrates that compliance and serves as our proposed findings and conclusions regarding the CUP.

07-07-05: HEARING CRITERIA:

(1) Is the proposed use permitted in the zone by conditional use permit?

Yes.

The subject parcels are zoned A “Agriculture” and long term mineral extraction (over 6 months) is allowed by conditional use permit in the Ag zone under CCC Section 07-10-27.

(2) What is the nature of the request?

To conduct gravel extraction from the subject properties in order to expand an existing pond and create a new one for the existing property owners. There will be some stockpiling of overburden and/or material on site. There will not be a scale or scale house on the property.

(3) Is the proposed use consistent with the comprehensive plan?

Yes.

See the analysis noted below demonstrating general conformance with the comprehensive plan. The following goals and policies in the comprehensive plan support this application for a conditional use permit:

PROPERTY RIGHTS

G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.

G1.02.00 Acknowledge the responsibilities of each property owner as a steward of the land, to use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.

This proposed gravel extraction is less impactful than the many other gravel operations in the area. It is smaller in scope and shorter in time and the property will be reclaimed in a comparably shorter period of time. The existing homeowners will continue to live on the property while these ponds are being excavated and completed. With the property owners still living on the property they will see that the project reasonably controls its impacts in accordance with the CUP. The conditions in the CUP along with the requirement to comply with applicable standards and regulations will ensure that the operation conforms with public health, safety and welfare. The end result will be two ponds that are an amenity for the current and future property owners and to some extent others in the area. This application achieves the right balance in protecting property rights and public health and safety.

POPULATION

G2.01.00 Incorporate population growth trends & projections when making land-use decisions.

P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.

G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.

Canyon County has experienced substantial growth over the last 30 years and is projected to continue to grow at a strong pace. The material from this operation provides a critical resource needed to support the population growth and infrastructure needs in the County. That population growth drives the increasing need for housing, commercial businesses, roadways, parking areas and other infrastructure. The material from this operation will be used on construction and infrastructure projects driven by population growth and will also support the construction, repair and replacement needs of the existing population. This operation supports a small family-owned business that helps provide some competition to the larger sand and gravel companies that operate in the area.

ECONOMIC DEVELOPMENT

G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.

P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.

G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

This CUP supports an Idaho based family-owned small business. The Wrights and Wright Construction have operated for many years in Canyon and Ada Counties and they have an excellent reputation in the industry. Land that contains mineral resources is being purchased in sizable swaths by the larger companies. This CUP helps provide the necessary resources for

this small company to operate in the Treasure Valley and compete with the larger sand and gravel companies for certain business. This operation as proposed is less impactful and is compatible with the area which contains numerous other gravel operations that are much larger and existing agricultural uses. Gravel is an important resource for the commercial, residential and industrial components of Canyon County's economy. This CUP helps provide that necessary resource to support the economy.

LAND USE

P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.

P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.

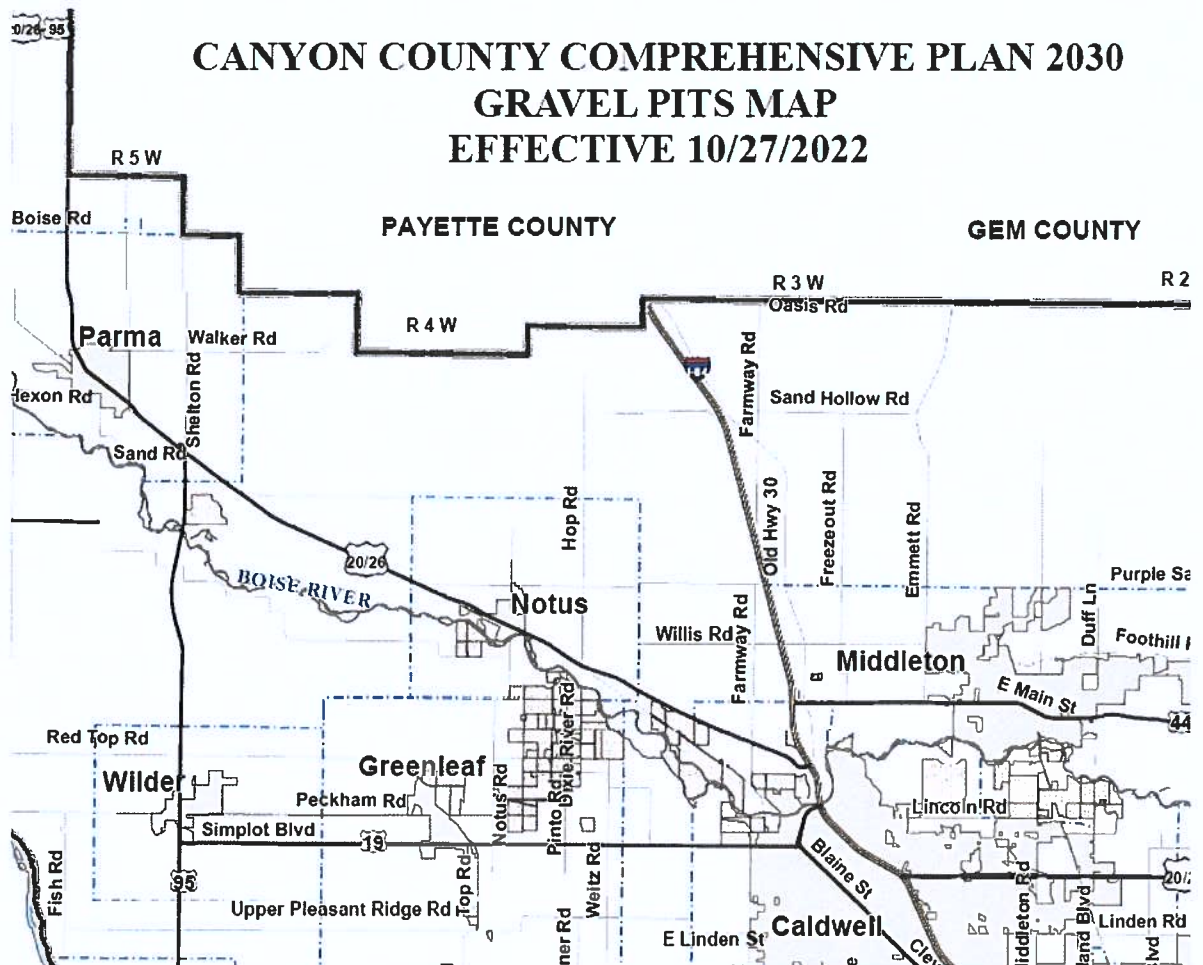
G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.

P4.03.01 Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.

P4.03.03 Recognize that each land use application is unique and that agricultural and nonagricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.

P4.07.01 Plan land uses that are compatible with the surrounding community.

The following is the gravel pit map in the natural resources chapter in the Comp. Plan. The map does not contain all current and historic operations. The map is part of the comprehensive plan to recognize and help protect areas where gravel resources are found.



The area contains high quality mineral resources that can meet public road construction standards. This natural resource is found where nature puts it. One cannot zone for and create sand and gravel. However, it is orderly development to recognize and protect this resource in this area, and the county has done so in the comprehensive plan land use maps. That map shows the location of the resources in the area based on use and should help guide land use decisions to preserve this necessary resource and its use. Because the material is found in this location there are many historic gravel pits in the area. There are older pits that have been reclaimed and many that are still in operation. Allowing gravel operations with appropriate conditions in this area provides for orderly growth and development of this natural resource.

The community has an overall interest in making sure this material is available for construction and infrastructure projects. The public interest in health and safety is met through the conditions of approval placed on this CUP. Again this is a less impactful proposal than the other operations that exist in this area because it does not include crushing, does not include 24/7 operations, is smaller in scale and will be reclaimed and turned into two pond amenities for the

existing and future property owners in a shorter period of time compared to other gravel operations in the area.

The character of the area consists mostly of agricultural uses, gravel operations and some low density rural residential uses. Gravel pits have been a part of the character of this area for many years. Agricultural uses and gravel operations have similar impacts and can and have co-existed in this area for decades. Long term mineral extraction is allowed by CUP in the AG zone because the use is compatible with agricultural uses and conditions of approval help ensure reasonable compatibility. The comprehensive plan recognizes that agricultural and non-agricultural uses can compatibly co-exist in and area. This operation is compatible with and will have less impact on the area than many of the existing operations.

NATURAL RESOURCES

G5.03.00 Support the conservation of productive mineral lands and discourage incompatible uses upon or adjacent to these lands.

Again, this is an example of the comprehensive plan supporting this application in this area where mineral resources are found and emphasizing the need to protect sand and gravel resources.

(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

No.

The character of the area is comprised of agricultural uses, gravel operations, reclaimed gravel operations and ponds and some low density rural residential uses. Gravel pits have been a part of the character of the area for many years because the resource is found in this area. Unlike most larger operations in the area, this application is smaller in scale and will not include crushing of material, we are not proposing any 24/7 operations, the completion of the operations and reclamation of the properties to create two pond amenities will likely occur in a much shorter time frame than other operations in the area. This proposal will be less impactful and more compatible than the other gravel operations in the area, particularly with appropriate conditions of approval. For these reasons the proposed use will not negatively change the character of the area or be injurious to other property in the vicinity.

(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?

Yes.

The use does not utilize or need potable water, sewer, irrigation or additional utility systems. Any stormwater generated will be retained on site. Groundwater from dewatering will go into the drainage ditch on the west side on the property with the approval of the ditch entity.

(6) Does legal access to the subject property for the development exist or will it exist at the time of development?

Yes.

The two parcels have frontage on Centerpoint Rd.

(7) Will there be undue interference with existing or future traffic patterns?

No.

This is a smaller operation of relatively short duration compared to other operations in the area. The average daily trips from the operation do not come close to the Highway District requirements for a traffic study. I will reiterate some of the points from above. The following tables contain the estimated annual truck trips per day and per hour based on a 3, 5 and 10 year time frame for both ends of the estimated amount of material.

850,000 cubic yards

Years	Days	Yards/Day	Trips/Day	Trips/Hour
3	939	905	50.27	4.18
5	1565	543	30.16	2.5
10	3130	272	15.11	1.25

750,000 cubic yards

Years	Days	Yards/Day	Trips/Day	Trips/Hour
3	939	798	44.33	3.69
5	1565	479	26.44	2.2
10	3130	239	13.27	1.10

For calculation purposes we plan to utilize the 850,000 cubic yards and the five year time frame to be more conservative and not use the lowest possible numbers for the trip calculation. These are average numbers. The use of the property is market driven so there will be periods of time when the property is not in use and no trucks will be coming and going and there will be times when they are busier and more truck trips will occur. Unlike residential uses and some commercial uses, the peak hours do not significantly impact the number of trips generated on a daily basis by this operation. The trips are spread throughout the day and not impacted by commuter traffic. The Golden Gate Highway District standards manual notes that a traffic impact study (TIS) is required if the proposed development exceeds 50 peak hour trips or 500 annual average daily trips in rural areas. The estimated annual average trips per hour is 2.5 with the average daily trips being 26.44 which do not come close to the threshold requirements for a TIS. The highway district has the final authority to determine whether a TIS is required but this small, short term project does not come close to the threshold standards for a TIS. The

properties have frontage on Centerpoint Rd. We will work with the highway district as to the exact location of the temporary accesses connecting with the northern and southern pond areas. We will also work with the highway and address required and proportionate road/access improvements.

(8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

Yes.

Because this is a gravel extraction operation, the use will have little to no impact on schools, police, fire, EMS and irrigation facilities. The operations will include setbacks from any existing irrigation facilities, so those easements are protected.

The application complies with the additional standards and criteria for long-term mineral extraction. The analysis below describes such compliance.

07-14-19: MINERAL EXTRACTION LONG TERM:

(1) If a conditional use permit is required, the following standards shall apply:

A. Setbacks:

Front	Side	Rear	Corner
30'	30'	30'	30'

1. Front and corner setbacks shall be measured from the greatest of either the property line, right-of-way line, or road easement line of any local or private street.

As shown is the site plan this operation will comply with the applicable setbacks.

2. When making a decision for a conditional use permit for the use, the decision making body shall consider the following:

(A) The uses of the surrounding properties in the determination of the compatibility of the proposed application with such uses.

Other properties in the area contain agricultural uses and gravel pits. This proposal is less impactful than existing gravel operations because it does not include crushing, will not involve 24/7 operations and is smaller in scope and shorter in duration. The property owners will continue to live on the property while the material is being extracted and the ponds are completed. The existing homeowners on the property

will help with mitigation of potential impacts and ensure compliance with the conditions of the CUP.

(B) Duration of the proposed use.

The duration requested is 10 years. That matches the term of mineral lease for the property. The completion of the ponds is market driven, which we do not fully control. The property owners would like their ponds completed as soon as possible. My client anticipates that they will be done and completed in significantly less than ten years.

(C) Setbacks from surrounding uses.

The project will comply with the required setbacks. The extraction areas and resulting ponds will be shared by the participating landowners.

(D) Reclamation plan as approved by Idaho Department of Lands.

The Idaho Department of Lands has approved the reclamation plan. The reclamation plan is included with this application.

(E) The locations of all proposed pits and any accessory uses.

The location of the mineral extraction areas is noted in the reclamation plan. The operation involves only extraction of material. There will be no crushing or batching.

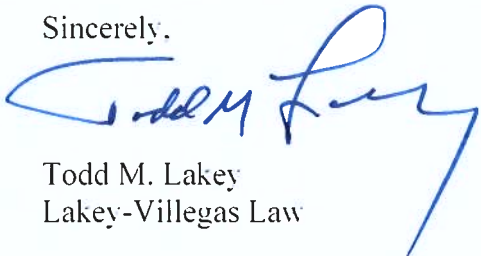
(F) Recommendations from applicable government agencies.

The applicant intends to comply with the requirements of the applicable agencies.

CONCLUSION

This application has fewer impacts than the typical gravel pit and those operating in the area. The smaller scale shorter term operation meets the criteria in the Canyon County Zoning Ordinance Section 07-07-05 pertaining to conditional use permits and Section 07-14-19 pertaining to long term mineral extraction. We request approval of this application with the conditions proposed in this application. Please contact me if you have any questions.

Sincerely,



Todd M. Lakey
Lakey-Villegas Law

SOUTHWEST SUPERVISORY AREA
8355 West State Street
Boise ID 83714-6071
Phone (208) 334-3488
Fax (208) 853-6372



STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D. Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

January 8, 2026

JJ & T LLC
1320 S Blackcat Rd
Meridian, ID 83669

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 1/8/2026:

<u>PLAN NO.</u>	<u>ACRES</u>	<u>COUNTY</u>	<u>LEGAL DESCRIPTION</u>
S603031	61	Canyon	Pts SWNE Sec 5 T04N R04W

The plan was granted approval subject to the following terms and conditions:

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.
2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.
3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:
 - a. Diverting all surface water flows around the mining operation.
 - b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation.
 - c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.
4. A reclamation bond in the amount of \$40,000 for 16 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface operations.

5. If the reclamation plan is not bonded within 18 months of approval, or if no operations are conducted within three years, the department may withdraw this plan. This shall not prevent the operator from re-applying for reclamation plan approval.

6. Acceptance of this permit does not preclude the operator from obtaining other necessary permits and approvals from state and federal authorities, i.e. Storm Water Pollution Prevention Plan (SWPPP), wastewater generation and/or air quality permits, consultation with the National Oceanic and Atmospheric Administration Fisheries, U.S. Army Corps of Engineers 404 Permit and Stream Channel Alteration Permits for each production process.

8. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase in affected acreage.

Please note -- pursuant to Idaho Code section 47-1512(a), operations cannot commence until the bond established in Stipulation No. 4 is submitted to this department. Failure to submit payment before mining commences may subject you to legal action by the state pursuant to Idaho Code section 47-1513(d), which may include issuance of an order by the district court to temporarily restrain your mining operations without prior notice to you.

If the department does not receive a written notice of objection from you regarding these stipulations by January 22, 2026, the stipulations will be considered as accepted.

If you have any questions, you may contact me at the above address or telephone number.

Sincerely,

A handwritten signature in blue ink, appearing to read "Connor MacMahon".

Connor MacMahon
Lands Resource Specialist—Minerals



IDAHO DEPARTMENT OF LANDS

APPLICATION FOR RECLAMATION PLAN APPROVAL

Reclamation Plan Number:

GENERAL INFORMATION

The Idaho Mined Land Reclamation Act, Title 47, Chapter 15, Idaho Code requires the operator of a surface mine, a new underground mine, or an existing underground mine that expands the July 1, 2019 surface disturbance by 50% or more to obtain an approved reclamation plan and financial assurance. Fees are charged as shown on the attachment.

When an applicant is mining on lands administered by the U.S. Forest Service or Bureau of Land Management, it is necessary to obtain the proper federal approvals in addition to the Department of Lands. Each agency's application requirements are similar, but not exactly the same. Please review both state and federal application requirements, and develop one plan which meets the requirements of all the agencies involved.

If ponds or lakes are created during the mining process and will remain after reclamation is completed, the Idaho Department of Water Resources (IDWR) requires the operator or landowner to obtain a water right. If a water right cannot be obtained prior to a plan being submitted, then the reclamation plan must include backfilling to an elevation above the local ground water table. Bond calculations must include those backfilling costs.

After the reclamation plan has been finalized, an electronic copy or five (5) hard copies of the application package must be submitted to the appropriate Area office of the Idaho Department of Lands. When the application is received, the appropriate federal or state agencies will be notified of the application. The department shall deliver to the operator, if weather permits and the plan is complete, the notice of rejection or notice of approval of the plan within sixty (60) days after the receipt of the reclamation plan or amended plan.

All reclamation plan applications will be processed in accordance with Section 080 of the Rules Governing Mined Land Reclamation (IDAPA 20 03.02) and applicable Memorandums of Understanding with state and federal agencies.

APPLICATION INFORMATION

1. NAME JJ & T LLC _____ d/b/a _____
2. ADDRESS: 1320 S. BLACKCAT ROAD _____
CITY, STATE, ZIP CODE: MERIDIAN, IDAHO 83669 _____
3. TELEPHONE and EMAIL: [REDACTED] _____
(000-000-0000) (e.g. john.doe@email.com)
4. DESIGNATED IN-STATE AGENT AND ADDRESS: (if Company's main place of business is 'out of state')
JERRY WRIGHT 1320 S. BLACKCAT ROAD MERIDIAN IDAHO 83669
5. PROOF OF BUSINESS REGISTRATION (if applicable): If applicant is a business, please attach proof of registration with the Idaho Secretary of State
ATTACHED
6. LEGAL DESCRIPTION (Section, Township, and Range) TO THE QUARTER-QUARTER SECTION
ATTACHED
7. ACREAGE and COUNTY(ies) 13.20 Acres, Blaine County (Acres) (e.g. Ada through Washington)
8. OWNERSHIP (check applicable)
☒ Private ☐ U.S. Forest Service ☐ Bureau of Land Management ☐ Idaho Department of Lands
9. COMMENTS: (USE ADDITIONAL STAPLE ON BACK)

10. SITE NAME OR MINE NAME (if any): CENTERPOINT PIT

11. TYPE OF MINING: (check applicable) ☒ Surface ☐ Underground ☐ Both

SECTION

069

Fee: See Attached Schedule, page 3

\$ 750.00

Application for Reclamation Plan

MNR-019 Page 1 of 3

Revised: 12/2022

12. Please provide the following maps of your mining operation (Subsections 069.04 or 070.03 of IDAPA 20.03.02):

a. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.

Attached on site plan

b. A site map which adequately shows the location of existing roads, access roads, and main haul roads which would be constructed or reconstructed for the operation. Also, list the approximate dates for construction, reconstruction, and abandonment.

A site map is enclosed @ 1" = 100 feet

c. On a site location map, show the following:

i. The approximate location and names, if known, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.

These requirements are shown on the location map.

The location map is provided as sheet #2 to show offsite drainages and an enlarged vicinity map.

ii. The approximate boundaries and acreage of the lands:

1. That will become affected by the mining operation.

The site map shows the three separate properties in this application.

2. That will be affected during the first year of operations.

The site map shows the initial area to be mined at 1" = 100 feet.

All of the pits, stockpiles, topsoil, and sediment ponds are shown on the site plan.

Tailings and tailings handling are not expected on the site. There are no existing mines on this property.

This map must be of appropriate scale for boundary identification, iii. The planned configuration of all pits, mineral stockpiles, overburden piles, topsoil stockpiles, sediment ponds, and tailings facilities that will be developed by the mining operation.

iii. Location of all underground mine openings at the ground surface, if any

None

v. The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation.

There is no storage of fuels, oils, or chemicals on the site. There are no existing mines on this property.

ii. A vicinity map showing the location of the mine on a standard USGS 7.5' quadrangle map or equivalent.

The vicinity map is provided as sheet #2 to show offsite drainages and an enlarged vicinity map.

- e. Scaled cross-sections of the mine showing surface profiles prior to mining, at maximum disturbance, and after reclamation.

A typical section of completed mining is shown on the site plan

13. A reclamation plan must be developed and submitted in map and narrative form (Subsections 069.05 or 070.04 of IDAPA 20.03.02). The reclamation plan must include the following information:

- a. On a drainage control map show and list the best management practices which will be utilized to control erosion on or from the affected lands. Best management practices are shown on the drawing
- b. A description of foreseeable, site specific water quality impacts from mining operations and proposed water management activities or BMPs to comply with water quality requirements.

Water pumped from this site is very clean and does not require any further treatment. All pumped water goes into a 100' long drainage ditch for settling before being discharged to the drainage ditch.

- c. A description of post-closure activities, if any, such as water handling and treatment.

None

- d. Which roads will be reclaimed and a description of the reclamation.

None

- e. A revegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and replaced in order to properly revegetate the area. Identify soil types, the slope of the reclaimed areas, and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time and method of planting the soil, and fertilizer and mulch requirements.

All edges of lakes shall be graded at 2:1 slopes or flatter. Natural plant growth will be allowed to line the edges. All slopes and islands will have substantial wild grass with water type plants and weeds to cover slopes to the finish waterline. Finish elevations of the lakes will be at about 2272 to 2274 and may vary as much as 2 feet.

- f. show how tailings facilities and process or sediment ponds will be reclaimed.

The sediment pond will be filled in accordance with the land owner.

- g. Dimensions of underground mine openings at the surface and description of how each mine opening will be secured to eliminate hazards to human health and safety.

None

- h. For operations over five (5) acres, estimate the actual cost of third party reclamation including direct and indirect costs for mobilization, re-grading, seed, fertilizer, mulch, labor, materials, profit, overhead, insurance, bonding, administration, and any other pertinent costs as described in IDAPA 20.03.02.120.

Both entrances to the site from centerpoint road will be removed as part of the mining operation. The detention settling pond will be filled as part of site if the land owner wants when the mining is completed and as the owner wishes at that time, several years. Fill of all ditches will be done both by appropriate agencies or the mining operation.

APPLICANT SIGNATURE:

Jeffrey L. Wright

DATE:

10/3/25

Fee: See Attached Schedule, page 3

Application for Reclamation Plan

Page 2 of 3

Revised: 12/2022 Application Fee Schedule

MNR-019

Acres are determined by the number entered in item 7 on the Application Form.

Type of Plan	Fee (Dollars)
Section 069 of IDAPA 20.03.02, Reclamation Plan 0 to 5 acres	Five hundred (\$500)
Section 069 of IDAPA 20.03.02, Reclamation Plan 6 to 40 acres	One thousand (\$1000)
Section 070 of IDAPA 20.03.02, Reclamation Plan over 40 acres	Two thousand (\$2000)

Section 070** of IDAPA 20.03.02, Reclamation Plan 0 to 100 acres	One thousand (\$1,000)
Section 070 of IDAPA 20.03.02, Reclamation Plan >100 to 1000 acres	One thousand five hundred (\$1,500)
Section 070 of IDAPA 20.03.02, Reclamation Plan >1000 acres	Two thousand (\$2,000)
* Section 069 is for gravel pits, quarries, decorative stone sources, and simple industrial mineral mines	
** Section 070 is for hardrock, phosphate, and underground mines, and complex industrial mineral mines	

JOHNSON ENGINEERING
PO BOX 786
Middleton, Idaho 83644
[REDACTED]

October 23, 2025

Idaho Department of Lands
8355 W state street
Boise, Idaho 83714 phone [REDACTED]

Re: Response to letter dated 10/9/2025 for application for reclamation plan
Pit name: CENTERPOINT NOTUS PIT

Conner McMahon:

This is response to your comments:

1. Sheets are now properly numbered including a 3rd sheet.
A vicinity map has been added to sheet 2 showing all definable ditches.
There are no creeks or bodies of water within 1000' of this project.
2. The entire North area will be stripped initially with part of the material removed from the site. The South area will not be disturbed until the North area is completed. The area of the north pit is approximately 16.5 acres. The area of the south area is 16.7 acres for a total of 33.2 acres. The post islands fill, stockpile of pitrun material and stripped material will all be located inside the bounds of the pit areas.
3. Cross sections are shown on sheet 2 of the plans.
4. The area around each lake is about .5 acres based on 5 feet from the water edge to the existing ground at a slope of 2:1 resulting in a strip 10 feet wide. With 3 feet of topsoil from the adjacent field, the alfalfa and associated weed plants will take over the entire 10 feet. Any bare areas can be dealt with by the land owners as needed.

Extraction start date of this project is desired as soon as March 2026 and as late as June 2026 (or as allowed by permitting) and will continue for 3 to 10 years, depending on the economy. Extraction of gravel will begin at the North West corner of the project near the pump station and work Easterly until the North pit is completed. The entire North 16 acre site will be striped of vegetation at the beginning of pitrun extraction. The South 16 acres will not be disturbed until the North pit has been completed. The pump station will be moved to the South location at that time. The result of this project will be 2 beautiful lakes as desired by the present owners and enhancing the view and enjoyment of all homes in this area.

5. There are 2 access points to Centerpoint road which will be left in place for use of the property owners. If the owners desire, these access points will be removed by the

contractor prior to leaving the site. The pump station will also be removed upon completion of the extraction. There are no roads to abandoned.

Thanks.



Roy Johnson PE/LS
Project engineer



JOHNSON ENGINEERING
P.O.Box 786 -
Middleton, Idaho 83644
[REDACTED]

October 2, 2025

Idaho Department of Lands
8355 W state street
Boise, Idaho 83714
[REDACTED]

Re: Application for reclamation approval

Review Department:

This is a proposed gravel mining on 61.01 acres owned by the listed owners. They have decided to development two separate lakes as recreational amenities on the property creating a total of about 32 acres of surface water. The lakes will be about 20 feet deep including 5 to 6 feet from the ground to the water surface.

The approximately 32 acres is mostly farm ground, however the farmable areas is so small that it is not feasible to farm.. A portion that was mined for gravel several years ago is shown on the drawings. This site is within the Boise River flood plain and about 1 foot deep. The buildings were constructed above the flood elevation with material from the existing lake.

Access will be from S. CENTERPOINT ROAD.

Water will be from existing individual wells and sewer is from onsite septic tank and drainfields. All of these drainfields will be moved as needed to maintain required setbacks from water surfaces. Irrigation water will be provided for each lot from the lakes with current water rights. Irrigation water rights go with the individual lots according to the existing water rights. Power and telephone are from existing overhead lines. Power will be provided from existing 3 phase power along BOISE RIVER ROAD for operating the pumps for dewatering.

Temporary stockpiled material from overburden material and pitrun material for drying will be removed with completion of the mining. No fill will be left on the original pit area. Approximately 150 acre-feet of additional river water storage during a flood will result as a result of these lakes.

Extraction start date of this project is desired as soon as November 2025 and as late as March 2026 and will continue for 3 to 10 years , depending on the economy. Extraction will begin at the NorthWest corner of the project near the pump station and work Easterly until the North pit is completed. The pump station will be moved to the South location at that time.

The result of this project will be 2 beautiful lakes enhancing the enjoyment of all homes in this area with this view.

Thanks

Roy Johnson, PE
Project Engineer



JOHNSON ENGINEERING
P.O.Box 786 -
Middleton, Idaho 83644
[REDACTED]

October 2, 2025

CENTERPOINT GRAVEL EXTRACTION

BOUNDARY DESCRIPTION

A PORTION OF THE SW1/4 OF THE NE1/4 OF SECTION 5, T.4N., R. 1 W. BOISE MERIDIAN,
CANYON COUNTY, IDAHO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3/4" pin marking the SE1/4 corner of the SW1/4 of the

NE1/4 of section 5, T.4N., R.4W., B.M., (being the CE1\16th corner of section 5), thence

N. 89°39'29" W. 121.04 feet to a point, thence

N. 53°35'40" W. 1274.06 feet to a point, thence

N. 53°35'40" W. 199.79 feet to a point, thence

N. 00°49'10" E. 1544.30 feet to a point, thence

S. 89°24'49" E. 1318.37 feet to a point on the West line of government lot 2 in section 5,
Thence along said line

S. 00°47'23" W. 2406.33 feet to the POINT OF BEGINNING.

Contains 61.01 acres more or less



2024-008643

RECORDED

03/25/2024 12:51 PM



00802969202400086430030033

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=3 NHANEY

\$15.00

DEED

JEFF & SHELLY HENDERSON

QUITCLAIM DEED

Jeffery Henderson and Shelly L. Henderson, husband and wife, hereinafter "Grantors," do release and forever quitclaim unto Hubert Gene Morpew and Kristine Kay Morpew, Trustees of The Hubert G. & Kristine K. Morpew Family Trust, whose address is 2201 W. Green Springs Rd. EL Dorado Hills CA, hereinafter "Grantees," and to their heirs and assigns, all right, title and interest which Grantors now have or may hereafter acquire in the following described real property situated in Canyon County, State of Idaho, to-wit:

22543 Boise River Rd. Caldwell ID 83607, more fully described as:
See Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto Grantee, and to its heirs and assigns forever.

WITNESS the hand of said Grantors this 25 day of March, 2024.


Jeffery Henderson

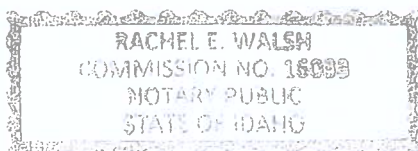

Shelly L. Henderson

STATE OF IDAHO)

SS

County of Canyon)

On this 25th day of March, 2024, before me, a Notary Public, personally appeared Jeffery Henderson and Shelly L. Henderson, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.




Notary Public for Idaho
Commission Expires 12/31/2027



Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617

Parcel B Legal Description_x

BASIS OF BEARINGS for this description is South 89°24'49" East, between the 1/2" rebar marking the N1/4 corner of Section 5 and the 5/8" rebar marking the E1/16 corner on the north line of Section 5, both in T. 4 N., R. 4 W., B.M., Canyon County, Idaho.

A parcel of land being a portion of Government Lot 2, of Section 5, T. 4 N., R. 4 W., B.M., Canyon County, Idaho, more particularly described as follows:

COMMENCING at a 1/2" rebar marking the N1/4 corner of said Section 5;

Thence South 0°49'10" West, coincident with the west line of said Government Lot 2, a distance of 198.25 feet to an illegible 1/2" rebar and the **POINT OF BEGINNING**;

Thence South 89°24'49" East, parallel with the north line of said Government Lot 2, a distance of 340.00 feet;

Thence South 0°49'10" West, parallel with said west line, 640.60 feet;

Thence North 89°24'49" West, parallel with said north line, 340.00 feet to said west line;

Thence North 0°49'10" East, coincident with said west line, 640.60 feet to the **POINT OF BEGINNING**.

The above described parcel contains 5.00 acres more or less.

TOGETHER WITH a 40'-wide ingress/egress easement, a portion of Government Lot 2, of Section 5, T. 4 N., R. 4 W., B.M., Canyon County, Idaho, more particularly described as follows:

COMMENCING at a 1/2" rebar marking the N1/4 corner of said Section 5;

Thence South 89°24'49" East, coincident with the north line of said Government Lot 2, a distance of 38.66 feet to the **POINT OF BEGINNING**;

Thence South 0°49'10" West, parallel with the west line of said Government Lot 2, a distance of 198.25 feet;

Thence South 89°24'49" East, parallel with said north line, 40.00 feet;

Thence North 0°49'10" East, parallel with said west line, 198.25 feet to said corner rebar.

BEGINNING.



2023-029794	
RECORDED	
09/13/2023 01:32 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=4 NHANEY	\$15.00
TYPE: DEED	
KOOP LAW GROUP, LLC	
ELECTRONICALLY RECORDED	

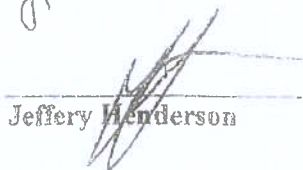
QUITCLAIM DEED

For Value Received, **Jeffery Henderson and Shelly Henderson, husband and wife**, the Grantors, do hereby convey, release, remise and forever quitclaim unto **Jeffery Henderson and Shelly L. Henderson, Trustees of the Henderson Revocable Trust dated 7/19, 2023** (to be held pursuant to Schedule A thereof as Community Property), with an address of **23833 Centerpoint Road, Caldwell, Idaho 83607**, the Grantee, the premises situated in the County of Canyon, State of Idaho, to-wit, as further described on Exhibit A, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said premises, unto the said Grantee, its successors and assigns forever.

In construing this Deed and where the context so requires, the singular includes the plural, and the masculine, the feminine and neuter.

Dated this 19 day of July, 2023.



Jeffery Henderson



Shelly Henderson

STATE OF IDAHO)
COUNTY OF Canyon) ss.

Subscribed and sworn to or affirmed before me by **Jeffery Henderson** on this 19
day of July 2023.

[Signature]
Signature of Officer

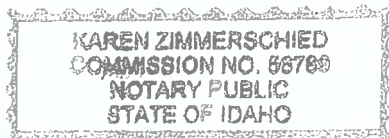
Co-Trustee
Title of Officer

STATE OF IDAHO)
COUNTY OF Canyon) ss.

Subscribed and sworn to or affirmed before me by **Shelly Henderson** on this 19 day
of July 2023.

[Signature]
Signature of Officer

Co-Trustee
Title of Officer



[Signature]
EX 9-20-28

EXHIBIT A

BASIS OF BEARINGS for this description is South $89^{\circ}24'49''$ East, between the $1/2''$ rebar marking the N1/4 corner of Section 5 and the $5/8''$ rebar marking the E1/16 corner on the north line of Section 5, both in T. 4 N., R. 4 W., B.M., Canyon County, Idaho.

A parcel of land being a portion of Government Lot 2 and the SW1/4 of the NE1/4, of Section 5, T. 4 N., R. 4 W., B.M., Canyon County, Idaho, more particularly described as follows;

COMMENCING at a $5/8''$ rebar marking the E1/16 corner of said Section 5;

Thence South $0^{\circ}47'23''$ West, coincident with the east line of said Government Lot 2, a distance of 198.25 feet to the **POINT OF BEGINNING**;

Thence continuing South $0^{\circ}47'23''$ West, coincident with said east line, 1087.99 feet to the NE1/16 corner of said Section 5;

Thence continuing South $0^{\circ}47'23''$ West, coincident with the east line of said SW1/4 of the NE1/4, a distance of 567.52 feet;

Thence North $89^{\circ}41'49''$ West, parallel with the south line of said Government Lot 2, a distance of 1156.79 feet;

Thence North $53^{\circ}35'35''$ West, 199.79 feet to the west line of said SW1/4 of the NE1/4;

Thence North $0^{\circ}49'10''$ East, coincident with said west line, 449.79 feet to the CN1/16 corner of said Section 5;

Thence continuing North $0^{\circ}49'10''$ East, coincident with the west line of said Government Lot 2, a distance of 453.91 feet;

Thence South $89^{\circ}24'49''$ East, parallel with the north line of said Government Lot 2, a distance of 340.00 feet;

Thence North $0^{\circ}49'10''$ East, parallel with the west line of said Government Lot 2, a distance of 640.60 feet;

Thence South $89^{\circ}24'49''$ East, parallel with said north line, 978.37 feet to the **POINT OF BEGINNING**.

The above described parcel contains 45.00 acres more or less.



SELLER PROPERTY DISCLOSURE FORM

Seller's name and address: **Jeffery Henderson and Shelly L. Henderson**
23833 Centerpoint Road, Caldwell, Idaho 83607

Section 55-2501, et seq., Idaho Code, requires Sellers of residential real property to complete a property condition disclosure form.

PURPOSE OF STATEMENT: This is a statement of the conditions and information concerning the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architectural, engineering or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the Seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the Seller or by any agent representing any Seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his/her own professional inspections.

1. All appliances and service systems included in the sale, (such as refrigerator/freezer, range/oven, dishwasher, disposal, hood/fan, central vacuum, microwave oven, trash compactor, smoke detectors, TV antenna/dish, fireplace/wood stove, water heater, garage door opener, pool/hot tub, etc.) are functioning properly except: (please list and explain): N/A

2. Specify problems with the following:

Basement water: N/A

Foundation: N/A

Roof condition and age: N/A

Well (type) : N/A Problem: _____

Septic system (type) : N/A Problem: _____

Plumbing: N/A

Drainage: N/A

Electrical: N/A

Heating: N/A

3. Describe any conditions that may affect your ability to clear title (such as encroachments, easements, zoning violations, lot line disputes, etc.) : N/A

4. Are you aware of any hazardous materials or pest infestations on the property? N/A

5. Have any substantial additions or alterations been made without a building permit? N/A

6. Any other problems, including legal, physical or other not listed above that you know concerning the property: N/A

The Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by the Seller. The Seller is familiar with the residential real property and each act performed in making a disclosure of an item of information is made and performed in good faith.

I/we acknowledge receipt of a copy of this statement.

Seller: Jeffery Henderson

Date: _____

Seller: Shelly L. Henderson

Date: _____

Buyer: Jeffery Henderson, Trustee

Date: _____

Buyer: Shelly L. Henderson, Trustee

Date: _____



AFTER RECORDING MAIL TO:

Timothy Charles
23579 Centerpoint Road
Caldwell, ID 83607

2022-049700
RECORDED
11/03/2022 02:02 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 NHANEY \$15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

2022-046983
RECORDED
10/14/2022 08:44 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 ZBLAKESLEE \$16.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

Re-record to correct grantee vesting

WARRANTY DEED

File No.: 4106-4002043 (WS)

Date: **October 06, 2022**

For Value Received, **David E. King and Judith K.S. King, husband and wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Timothy Charles, an unmarried man** *
* **and Valentine Kennedy, an unmarried woman**, hereinafter referred to as Grantee, whose current address is **23579 Centerpoint Road, Caldwell, ID 83607**, the following described premises, situated in **Canyon County, Idaho**, to wit:

** husband and wife

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

THIS PARCEL IS A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, (CE1/16 CORNER, SECTION 5), A FOUND 5/8 INCH DIAMETER REBAR; THENCE NORTH 89°39'29" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 121.04 FEET TO A POINT ON THE CENTERLINE OF NORTH DRAIN; THENCE NORTH 53°35'40" WEST ALONG SAID CENTERLINE A DISTANCE OF 1274.06 FEET TO A POINT WITNESSED BY A 5/8 X 24 INCH REBAR SET WITH A PLASTIC CAP STAMPED P.L.S. 15352 BEARING SOUTH 89° 41' 53" EAST A DISTANCE OF 67.00 FEET; THENCE LEAVING SAID CENTERLINE, BEARING SOUTH 89°41'53" EAST A DISTANCE OF 1156.79 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A 5/8 X 24 INCH REBAR SET WITH A PLASTIC CAP STAMPED P.L.S. 15352; THENCE SOUTH 00°47'17" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 750.85 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING 11.012 ACRES MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OF IMPLIED.

APN: 35967000 0



AFTER RECORDING MAIL TO:

Timothy Charles
23579 Centerpoint Road
Caldwell, ID 83607

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4106-4002043 (WS)

Date: **October 06, 2022**

For Value Received, **David E. King and Judith K.S. King, husband and wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Timothy Charles, an unmarried man and Valentine Kennedy, an unmarried woman**, hereinafter referred to as Grantee, whose current address is **23579 Centerpoint Road, Caldwell, ID 83607**, the following described premises, situated in **Canyon County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

THIS PARCEL IS A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, (CE1/16 CORNER, SECTION 5), A FOUND 5/8 INCH DIAMETER REBAR; THENCE NORTH 89°39'29" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 121.04 FEET TO A POINT ON THE CENTERLINE OF NORTH DRAIN; THENCE NORTH 53°35'40" WEST ALONG SAID CENTERLINE A DISTANCE OF 1274.06 FEET TO A POINT WITNESSED BY A 5/8 X 24 INCH REBAR SET WITH A PLASTIC CAP STAMPED P.L.S. 15352 BEARING SOUTH 89° 41' 53" EAST A DISTANCE OF 67.00 FEET; THENCE LEAVING SAID CENTERLINE, BEARING SOUTH 89°41'53" EAST A DISTANCE OF 1156.79 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A 5/8 X 24 INCH REBAR SET WITH A PLASTIC CAP STAMPED P.L.S. 15352; THENCE SOUTH 00°47'17" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 750.85 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING 11.012 ACRES MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OF IMPLIED.

APN: 35967000 0

APN: 35967000 0

Warranty Deed
- continued

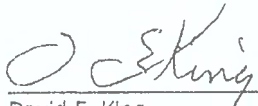
File No.: 4106-4002043 (WS)
Date: 10/06/2022

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

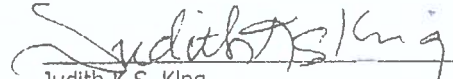
APN: 35967000 0

Warranty Deed
- continued

File No.: 4106-4002043 (WS)
Date: 10/06/2022



David E. King



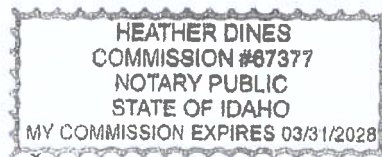
Judith K.S. King

STATE OF Idaho)
COUNTY OF Ada)
SS.

This record was acknowledged before me on 10.12.2022 by David E. King and Judith K.S. King.



Signature of Notary Public
My Commission Expires: _____



JOHNSON ENGINEERING
PO BOX 786, MIDDLETON, IDAHO 83644

November 24, 2025

SouthWest supervisory area
8355 State Street
Boise, Idaho 83714

Re: CENTERPOINT ROAD extraction
Reclamation cost estimate

Lessor: JJ&T LLC
1320 S. Blackcat road
Meridian, Idaho 83669

Conner:

The following is an estimate of reclamation of CENTERPOINT Road proposed gravel extraction in the event the project defaults. This estimate is based on \$2500.00 per acre for the area described in the reclamation plan consisting of two separate areas of about 16 acres each. The North section will be done first starting along the West boundary.

Construction:

1. Construct small hole for pump, install
2. Strip about 1' deep from 12 acres = 20,000 cubic yards placed in a pile near the East side.
3. Construct silt fence as needed.
4. Build access driveway
5. Install 3 ph power

Reclamation:

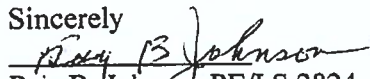
	Units	#	cost	TOTAL
1. Remove pump, motor, pwr. pole and settling/skimmer dam	L.S.	1	\$4000.00	\$4000.00
2. Backfill pit as desired by owners	L.S.	1	\$2000.00	\$2000.00
3. Remove silt fence	L.S.	1	\$2800.00	\$2800.00
4. Place the 20,000 cy to the striped areas.	CY.	20,000	\$1.00	\$20000.00
5. Re-grade fill areas and re-seed with pasture seed.	AC	16	\$700.00	\$11200.00

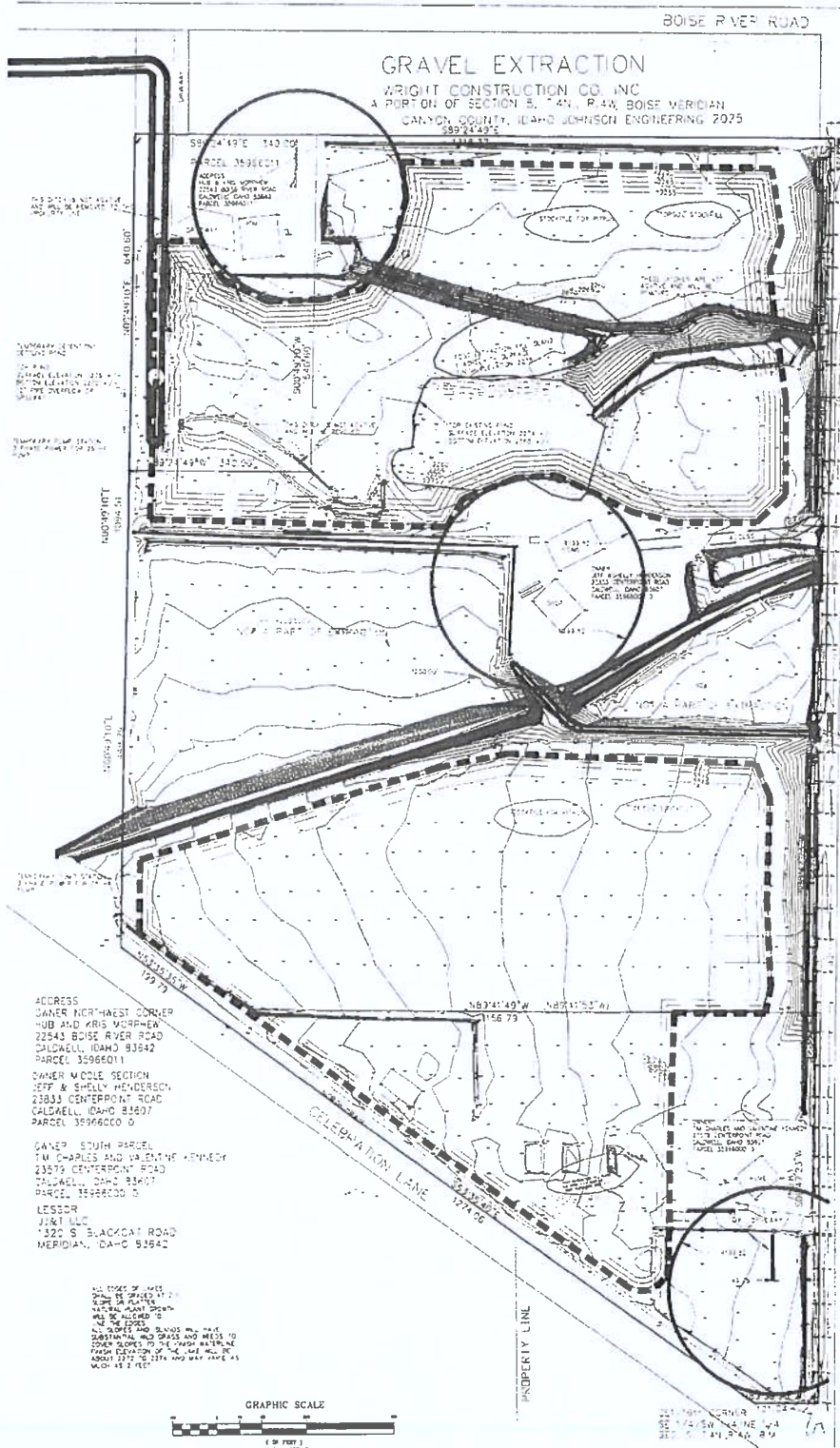
TOTAL BOND AMOUNT

\$40,000.00

If you need anything else, please let me know.

Sincerely


Roy B. Johnson PE/LS 2824



BOISE RIVER ROAD

GRAVEL EXTRACTION

WRIGHT CONSTRUCTION CO. INC
A PORTION OF SECTION 5, T4N, R4W, BOISE MERIDIAN
CANYON COUNTY, IDAHO JOHNSON ENGINEERING 2025

$\frac{1}{\sqrt{2}} \begin{pmatrix} 1 & -i \\ 0 & 1 \end{pmatrix}$

ADDRESS
OWNER NORTH-EAST CORNER
HUB AND KRIS MCGRATH
22541 STATE RIVER ROAD
CALDWELL, IDAHO 83604
PARCEL 35966011

OWNER W/DLE SECTION
JEFF & SHELLEY HENDERSON
23833 CENTERPOINT ROAD
CALDWELL, IDAHO 83607
PARCEL 35966000 D

OWNER SOUTH PARCEL
JIM CAPLES AND VALENTINE FENNED
23572 CENTERPOINT ROAD
CALDWELL, IDAHO 83607
PARCEL 35966003 D

LESSOR
JIM & LILL
320 S BLACKCAT ROAD
MERIDIAN, IDAHO 83642

ALL EDGES OF LAKES
SHALL BE GRASSED AT 2-3
SLOPE OR FLATTER
NATURAL PLANT GROWTH
WILL BE ALLOWED TO
LINE THE EDGES
ALL SLOPES AND BLVD'S WILL HAVE
SUBSTANTIAL MULCH AND GRASS AND NEEDS TO
COVER SLOPES TO THE "WINDY WATERLINE"
FRESH ELEVATION OF THE LAKE WILL BE
ABOUT 2270 TO 2276 AND MAY HAVE AS
MUCH AS 2 FEET



CENTERPOINT ROAD

[illegible]

APPROXIMATE 40
ACCESS TO NORTH
SIDE 41 RAILROAD
DISTANCE BOTH SIDES

[illegible]

DEPT. OF AGRICULTURE
WASHINGTON, D.C.

```

1  # Importing SVM, K
2  from sklearn.svm import SVC
3  from sklearn.metrics import accuracy_score
4
5  # Training and testing
6  # Splitting the data
7  X_train, X_test, y_train, y_test = train_test_split(
8      X, y, test_size=0.2, random_state=42)
9
10 # Training the SVM model
11 svm = SVC(kernel='linear')
12 svm.fit(X_train, y_train)
13
14 # Predicting the results
15 y_pred = svm.predict(X_test)
16
17 # Calculating the accuracy
18 acc = accuracy_score(y_test, y_pred)
19 print('Accuracy: ', acc)

```



U 3 T - WRIGHT CONSTRUCTION CO INC
CONDITION USE PLAN

CENTERPOINT ROAD GRAVEL EXTRACTION
LAKE DEVELOPMENT

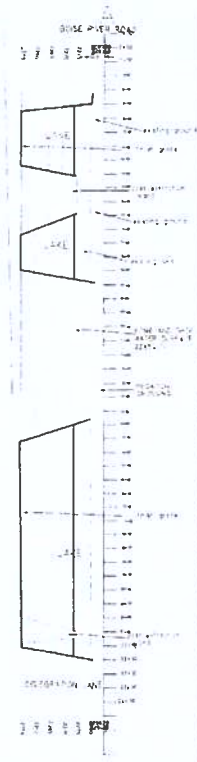
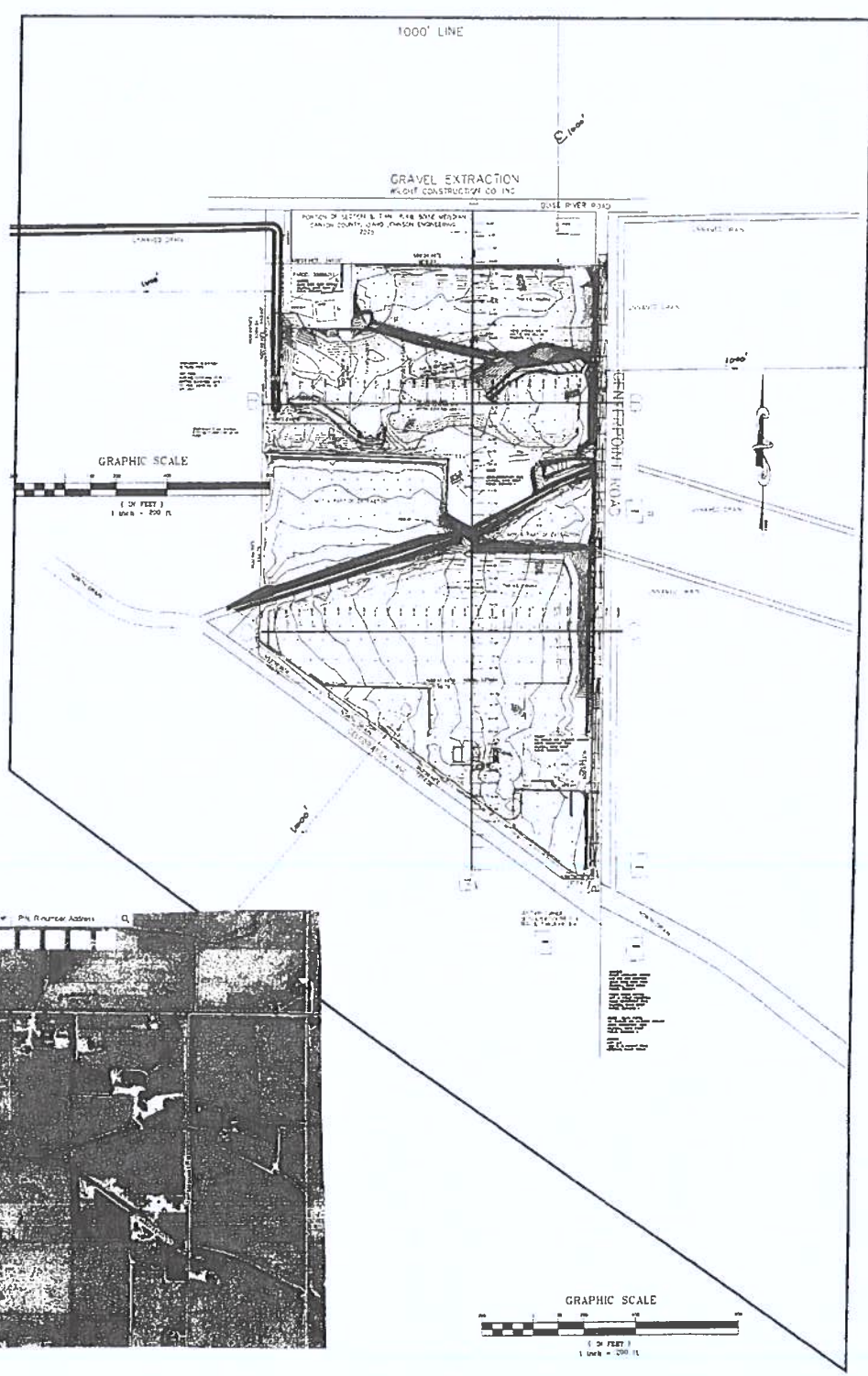
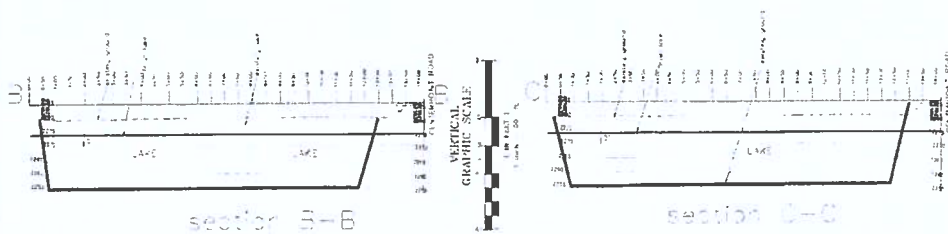
JOHNSON
ENGINEERING

FD 302 (Rev. 5-22-64)
MIDDLETON, DAVID, 60644
(208) 469-0159

SCALE 1" = 100'

DATE	5/10/2025
DESIGNED BY	REJ
SHEET	1 OF 3

F:\PROJECTS\LAND\REVISED\ROAD PROJECTS\



J & T - WRIGHT CONSTRUCTION CO. INC.

CENTERPOINT ROAD GRAVEL EXTRACTION
1000' DRAINAGE/IRRIGATION DITCHES
CROSS SECTIONS

JOHNSON
ENGINEERING

PO BOX 784
HISLINGTON, IOWA 52144
2521 667-789

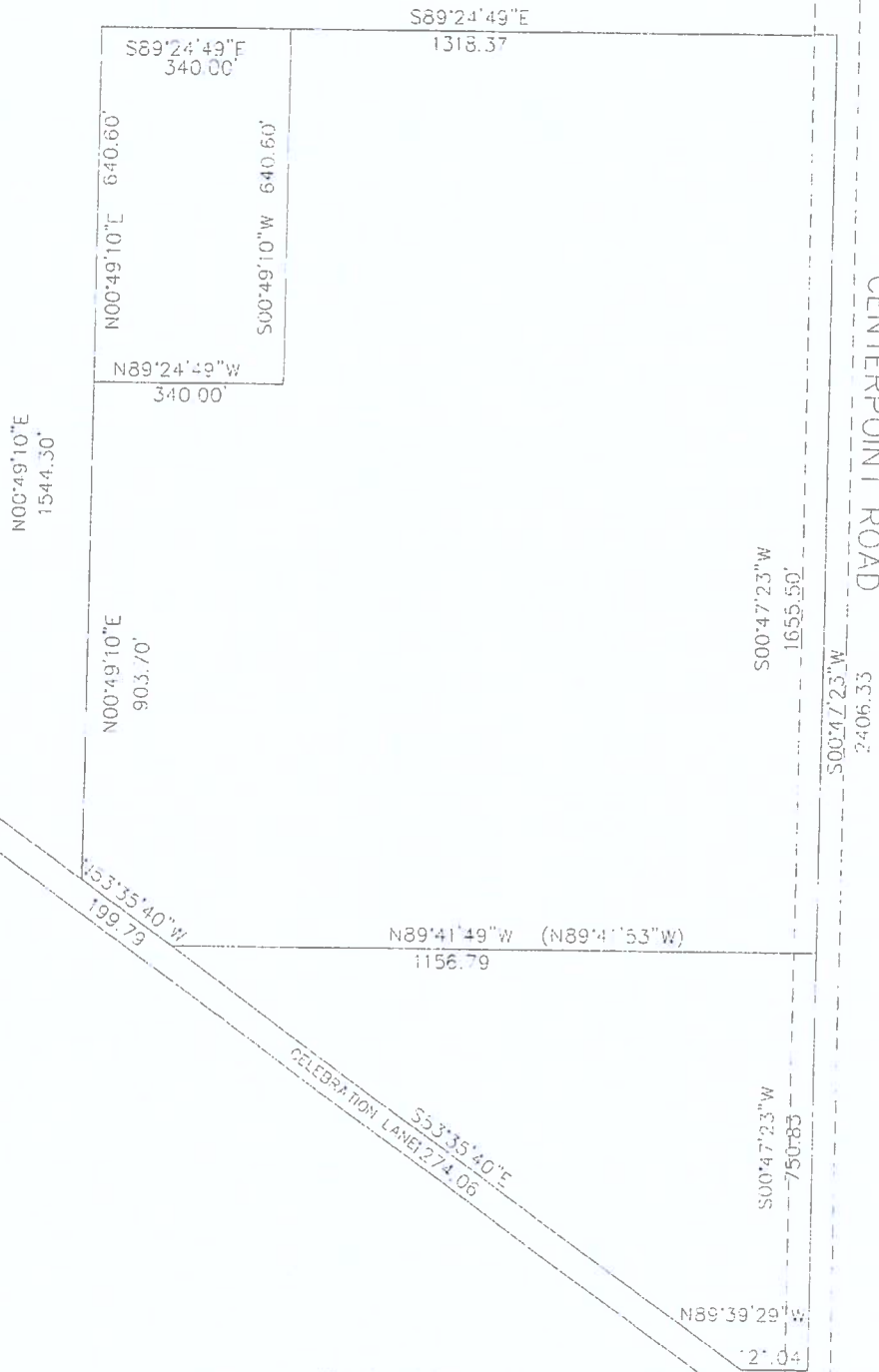
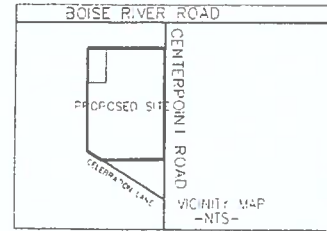
2 OF 3

GRAVEL EXTRACTION

WRIGHT CONSTRUCTION CO. INC

BOISE RIVER ROAD

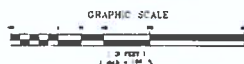
A PORTION OF SECTION 5, T.4N., R.4W. BOISE MERIDIAN
CANYON COUNTY, IDAHO JOHNSON ENGINEERING
2025



LESSOR
JJ&T LLC
1320 S. BLACKCAT ROAD
MERIDIAN, IDAHO 83642

FOR LEGAL DESCRIPTION

CE1/16th CORNER
SE 1/4/SW 1/4/NE 1/4
SEC. 5, T.4N., R.4W. B.M.



WRIGHT CONSTRUCTION CO. INC.	
CONDITION USE PLAN	
BOISE RIVER ROAD GRAVEL EXTRACTION	
BOUNDARY	
JOHNSON	SCALE 1" = 32'
ENGINEERING	DATE 3/23/2025
DESIGNED BY	28
DR. JOE JEN	CHECKED 3/27/25
MERIDIAN, IDAHO 83644	
2081 463 2197	

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☒ N/A – Explain why this is not applicable: Gravel extraction - No domestic water

☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: Portable restrooms as needed

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☐ Irrigation Well ☒ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:** N/A

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:** N/A

☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)

Type: Existing Height: _____

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

Ditches

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: N/A

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION: N/A

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN? N/A

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Gravel extraction to create ponds for owners

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7 am to 7 pm
☒ Tuesday 7 am to 2 pm
☒ Wednesday 7 am to 7 pm
☒ Thursday 7 am to 7 pm
☒ Friday 7 am to 2 pm
☒ Saturday 7 am to 7 pm
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? Up to 6 at times ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☒ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? Large open area in gravel operation for

Is there is a loading or unloading area? _____
employees to park when there.

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: <u>23833 Centerpoint Rd.</u> <u>23579 Centerpoint Rd.</u> <u>22543 Boise River Rd.</u>	Parcel Number: <u>R35966000 0, R35966011 0</u> <u>R35967000 0</u>
City: <u>Caldwell</u>	State: <u>ID</u> ZIP Code: <u>83607</u>
Notices Mailed Date: <u>8-7-25</u>	Number of Acres: <u>61+/-</u> Current Zoning: <u>A</u>
Description of the Request: <u>CUP - Gravel Extraction</u>	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>Todd Lakey</u>		
Company Name: <u>Lakey-Villegas Law</u>		
Current address: <u>141 E. Carlton Ave.</u>		
City: <u>Meridian</u>	State: <u>ID</u>	ZIP Code: <u>83642</u>
Phone: [REDACTED]	Cell: [REDACTED]	Fax: [REDACTED]
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: <u>8-25-25</u>	MEETING LOCATION: <u>Notus Community Center - 389 1st St. Notus</u>	
MEETING START TIME: <u>6:00PM</u>	MEETING END TIME: <u>6:50</u>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <u>Todd Lakey</u>	<u>[Signature]</u>	<u>12905 Venezia Ct., Nampa ID</u>
2. <u>Mihu Houston</u>	<u>[Signature]</u>	<u>23228 Boise River Rd</u>
3. <u>Scott Lowrey</u>	<u>[Signature]</u>	<u>23760 Centerpoint Road</u>
4. <u>DEBRA McCoy</u>	<u>[Signature]</u>	<u>23764 Centerpoint Rd</u>
5. <u>Jamy Charles</u>	<u>[Signature]</u>	<u>23579 " "</u>
6. <u>Valerie Kennedy</u>	<u>[Signature]</u>	<u>" "</u>
7. <u>[Signature]</u>	<u>[Signature]</u>	<u>22589 Boa Ave Hob</u>
8. <u>Niki Black</u>	<u>[Signature]</u>	<u>23762 Centerpoint Rd</u>
9. <u>Adyn Black</u>	<u>[Signature]</u>	<u>23762 Centerpoint Rd</u>

10.	Colby Brock	23532 Boise River Rd	Colby Brock
11.	TUCKER SHAN	23020 HOWE RD	
12.	Hub Morpheus	22543 Boise River Rd	
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

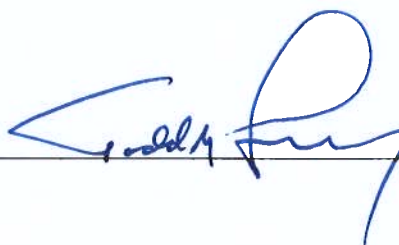
NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Todd M. Lakey

APPLICANT/REPRESENTATIVE (Signature):



DATE: 1 / 8 / 26

Notice of Neighborhood Meeting

Pre-application requirement for a Public Hearing Date

August 7, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a conditional use permit for gravel extraction that will ultimately result in ponds on the subject property. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; Canyon County Zoning Ordinance § 07-01-15. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is not a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: August 25, 2025

Time: 6:00 pm

Location: Notus Community Center – the community center is located next to the Post Office and the Library. The Address is 389 1st St., Notus, Idaho. (See attached Map).

Property description: The subject property at 23883 Centerpoint, Rd., Caldwell, Idaho. This is one of three parcels that will be the subject of the CUP – the assessors parcels numbers for the three parcels are noted below. (See attached Map).

The project is summarized below:

Site Location: Canyon County Assessor's Parcels 35966011 0, 35966000 0 and 35967000 0. These parcels are located on Centerpoint Road and are generally noted in the attached site map.

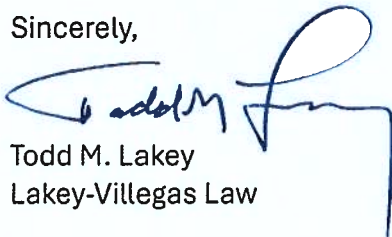
Proposed access: Frontage on Centerpoint Rd.

Total acreage: Approximately 61 acres +/-

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time. Feel free to contact me at Lakey- Villegas Law [REDACTED]

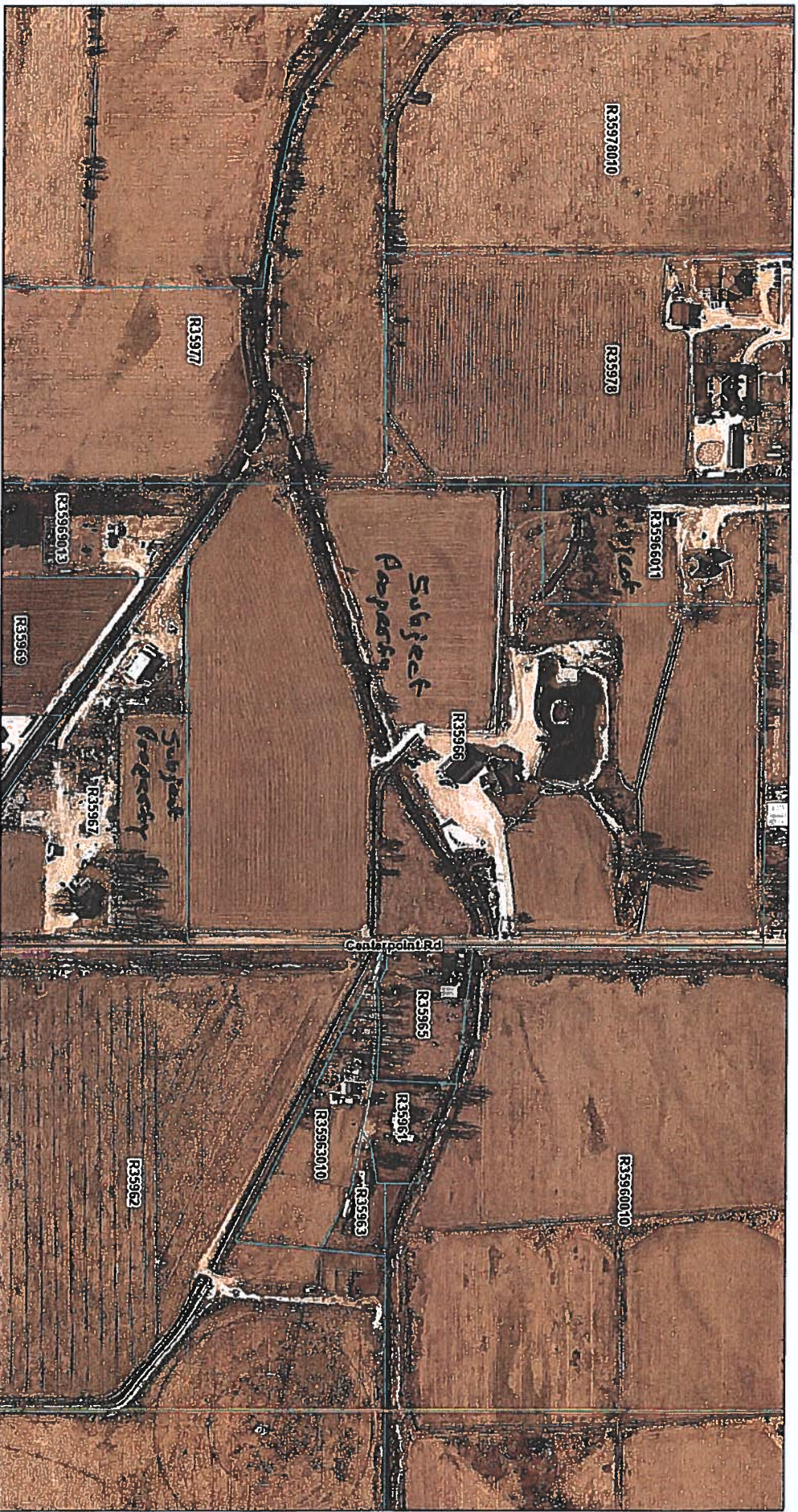
[REDACTED] if you have any questions.

Sincerely,

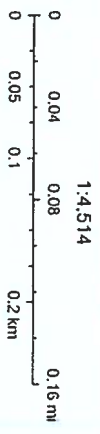
A handwritten signature in blue ink, appearing to read "Todd M. Lakey", with a stylized flourish extending from the end.

Todd M. Lakey
Lakey-Villegas Law

Canyon County Assessor



7/31/2025, 5:07:53 PM
 Imagery 2025
 Red: Band_1
 Green: Band_2
 Blue: Band_3
 Taxparcels
 Canyon County Roads
 Sections-Adjusted for Assessment
 Canyon County





Sent
12-1-25
Ad

AGENCY ACKNOWLEDGMENT

Date: 1/8/26
Applicant: SS & T / Wright Construction
Parcel Number: R 35966 & R 35967
Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 11/17/25 Signed: [Signature]
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☒ Applicant submitted/met for official review.

Date: 11/24/25 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Golden Gate Highway #3

☐ Applicant submitted/met for official review.

Date: 12/1/25 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)
EUREKA Irrig District

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 11/8/26
Applicant: SS & T / Wright Construction
Parcel Number: R 35966 & R 35967
Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 11/17/25 Signed: [Signature]
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Wilder Fire

☒ Applicant submitted/met for official review.

Date: 11/29/2025 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☒ Applicant submitted/met for official review.

Date: 11/24/25 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Golden Gate Highway #3

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

2023-029794
RECORDED
09/13/2023 01:32 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 NHANEY \$15.00
TYPE: DEED
KOOP LAW GROUP, LLC
ELECTRONICALLY RECORDED

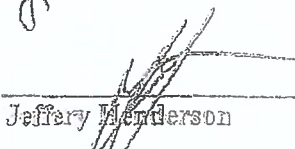
QUITCLAIM DEED

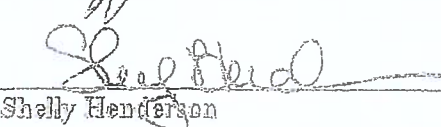
For Value Received, Jeffery Henderson and Shelly Henderson, husband and wife, the Grantors, do hereby convey, release, remise and forever quitclaim unto Jeffery Henderson and Shelly L. Henderson, Trustees of the Henderson Revocable Trust dated 7/19, 2023 (to be held pursuant to Schedule A thereof as Community Property), with an address of 23833 Centerpoint Road, Caldwell, Idaho 83607, the Grantee, the premises situated in the County of Canyon, State of Idaho, to-wit, as further described on Exhibit A, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said premises, unto the said Grantee, its successors and assigns forever.

In construing this Deed and where the context so requires, the singular includes the plural, and the masculine, the feminine and neuter.

Dated this 19 day of July, 2023.


Jeffery Henderson


Shelly Henderson

STATE OF IDAHO

COUNTY OF Canyon)
) ss.

Subscribed and sworn to or affirmed before me by Jeffery Henderson on this 19
day of July 2023.

[Signature]
Signature of Officer

Co-Trustee
Title of Officer

STATE OF IDAHO

COUNTY OF Canyon)
) ss.

Subscribed and sworn to or affirmed before me by Shelly Henderson on this 19 day
of July 2023.

[Signature]
Signature of Officer

Co-Trustee
Title of Officer

KAREN ZIMMERSCHIED
COMMISSION NO. 33799
NOTARY PUBLIC
STATE OF IDAHO

[Signature]
EX-9-20-28

EXHIBIT A

BASIS OF BEARINGS for this description is South $89^{\circ}24'49''$ East, between the $1/2''$ rebar marking the NE1/4 corner of Section 5 and the $5/8''$ rebar marking the E1/16 corner on the north line of Section 5, both in T. 4 N., R. 4 W., B.M., Canyon County, Idaho.

A parcel of land being a portion of Government Lot 2 and the SW1/4 of the NE1/4, of Section 5, T. 4 N., R. 4 W., B.M., Canyon County, Idaho, more particularly described as follows;

COMMENCING at a $5/8''$ rebar marking the E1/16 corner of said Section 5;

Thence South $0^{\circ}47'23''$ West, coincident with the east line of said Government Lot 2, a distance of 198.25 feet to the **POINT OF BEGINNING**;

Thence continuing South $0^{\circ}47'23''$ West, coincident with said east line, 1087.99 feet to the NE1/16 corner of said Section 5;

Thence continuing South $0^{\circ}47'23''$ West, coincident with the east line of said SW1/4 of the NE1/4, a distance of 567.52 feet;

Thence North $89^{\circ}41'49''$ West, parallel with the south line of said Government Lot 2, a distance of 1156.79 feet;

Thence North $53^{\circ}35'33''$ West, 199.79 feet to the west line of said SW1/4 of the NE1/4;

Thence North $0^{\circ}49'10''$ East, coincident with said west line, 449.79 feet to the CN1/16 corner of said Section 5;

Thence continuing North $0^{\circ}49'10''$ East, coincident with the west line of said Government Lot 2, a distance of 453.91 feet;

Thence South $89^{\circ}24'49''$ East, parallel with the north line of said Government Lot 2, a distance of 340.00 feet;

Thence North $0^{\circ}49'10''$ East, parallel with the west line of said Government Lot 2, a distance of 640.80 feet;

Thence South $89^{\circ}24'49''$ East, parallel with said north line, 973.37 feet to the **POINT OF BEGINNING**.

The above described parcel contains 43.00 acres more or less.





AFTER RECORDING MAIL TO:

Timothy Charles
23579 Centerpoint Road
Caldwell, ID 83607

2022-049700
RECORDED
11/03/2022 02:02 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 NHANEY \$15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

2022-046983
RECORDED
10/14/2022 08:44 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 ZBLAKESLEE \$15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

Re-record to correct grantee vesting

WARRANTY DEED

File No.: 4106-4002043 (WS)

Date: October 06, 2022

For Value Received, David E. King and Judith K.S. King, husband and wife, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto Timothy Charles, ~~an unmarried man~~ * and Valentine Kennedy, ~~an unmarried woman~~ hereinafter referred to as Grantee, whose current address is 23579 Centerpoint Road, Caldwell, ID 83607, the following described premises, situated in Canyon County, Idaho, to wit:

** husband and wife

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

THIS PARCEL IS A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, (CE1/16 CORNER, SECTION 5), A FOUND 5/8 INCH DIAMETER REBAR; THENCE NORTH 89°39'29" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 121.04 FEET TO A POINT ON THE CENTERLINE OF NORTH DRAIN; THENCE NORTH 53°35'40" WEST ALONG SAID CENTERLINE A DISTANCE OF 1274.00 FEET TO A POINT WITNESSED BY A 5/8 X 24 INCH REBAR SET WITH A PLASTIC CAP STAMPED P.L.S. 15352 BEARING SOUTH 89° 41' 53" EAST A DISTANCE OF 67.00 FEET; THENCE LEAVING SAID CENTERLINE, BEARING SOUTH 89°41'53" EAST A DISTANCE OF 1156.79 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A 5/8 X 24 INCH REBAR SET WITH A PLASTIC CAP STAMPED P.L.S. 15352; THENCE SOUTH 00°47'17" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 730.35 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING 11.012 ACRES MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR IMPLIED.

APN: 33087000 0



AFTER RECORDING MAIL TO:

Timothy Charles
23579 Centerpoint Road
Caldwell, ID 83607

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4106-4002043 (WS)

Date: October 06, 2022

For Value Received, David E. King and Judith K.S. King, husband and wife, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto Timothy Charles, an unmarried man and Valentine Kennedy, an unmarried woman, hereinafter referred to as Grantee, whose current address is 23579 Centerpoint Road, Caldwell, ID 83607, the following described premises, situated in Canyon County, Idaho, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

THIS PARCEL IS A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, (CE1/16 CORNER, SECTION 5), A FOUND 5/8 INCH DIAMETER REBAR; THENCE NORTH 89°39'29" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 121.04 FEET TO A POINT ON THE CENTERLINE OF NORTH DRAIN; THENCE NORTH 53°35'40" WEST ALONG SAID CENTERLINE A DISTANCE OF 1274.06 FEET TO A POINT WITNESSED BY A 5/8 X 24 INCH REBAR SET WITH A PLASTIC CAP STAMPED P.L.S. 15352 BEARING SOUTH 89° 41' 53" EAST A DISTANCE OF 67.00 FEET; THENCE LEAVING SAID CENTERLINE, BEARING SOUTH 89°41'53" EAST A DISTANCE OF 1156.79 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A 5/8 X 24 INCH REBAR SET WITH A PLASTIC CAP STAMPED P.L.S. 15352; THENCE

SOUTH 00°47'17" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 730.83 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING 11.012 ACRES MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OF IMPLIED.

APN: 35067000 0

APN: 38967000 0

Warranty Deed
- continued

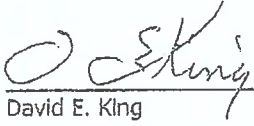
File No.: 4106-4002043 (WS)
Date: 10/05/2022

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: 35967000 0

Warranty Deed
- continued

File No.: 4106-4002043 (WS)
Date: 10/06/2022



David E. King



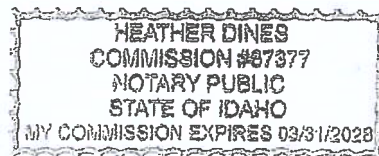
Judith K.S. King

STATE OF Idaho)
ss.
COUNTY OF Ada)

This record was acknowledged before me on 10.12.2022 by David E. King and Judith K.S. King.



Signature of Notary Public
My Commission Expires: _____





Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, Jeff Henderson, 23833 Centerpoint Rd
(name) (address)
Caldwell, ID 83607
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Todd Lakey - Lakey - Villaguz Law 141 E. Carlton Ave, Meridian, ID
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 27 day of January, 2024.

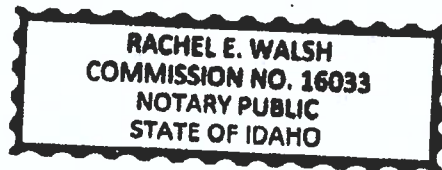
[Signature]
(signature)

STATE OF IDAHO)

SS

COUNTY OF CANYON)

On this 27 day of January, in the year 2024, before me Rachel Walsh
a notary public, personally appeared Jeff Henderson, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: Rachel E. Walsh

My Commission Expires: 11/14/29



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, Shelly Henderson, 23833 Centerpoint Rd
(name) (address)
Caldwell, ID 83607
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Todd Lakey - Lakey - Villegas Law 141 E. Carlton Ave. Meridian, ID
(name) (address)
to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 27 day of January, 20 26.

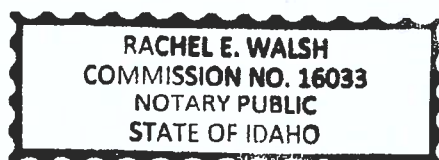
[Signature]
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 27 day of January, in the year 2026, before me Rachel Walsh,
a notary public, personally appeared Shelly Henderson, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: [Signature]

My Commission Expires: 11/14/29



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, TIMOTHY CHARLES, 23579 CENTERPOINT ROAD
(name) (address)

CALDWELL, IDAHO 83607
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Todd Lakey - Lakey - Villagrus Law 141 E. Carlton Ave. Meridian, ID
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 27 day of JANUARY, 20 26.

[Signature]
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 27 day of JANUARY, in the year 20 26, before me Timothy Charles,
a notary public, personally appeared Nicanor Velez, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: [Signature]

My Commission Expires: 6-27-31



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, VALENTINE KENNEDY, 23579 CENTERPOINT ROAD
(name) (address)
CALDWELL, IDAHO 83607
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Todd Lakey-Lakey-Villegas Law, 141 E. Carlton Ave., Meridian, ID
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 27 day of January, 20 26.
Valentine Kennedy
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 27 day of January, in the year 20 26, before me Nicanor Velez,
a notary public, personally appeared Valentine Kennedy, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: Nicanor Velez

My Commission Expires: 6-27-31

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 87495

Date: 2/6/2026

Date Created: 2/6/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Lakey, Villegas Law Offices

Comments: CU2026-0005

Site Address: 23833 CENTERPOINT RD, Caldwell ID 83607 / Parcel Number: 35966000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit - Gravel Extraction	CU2026-0005	\$2,400.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0005	\$50.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0005	\$350.00	\$0.00	\$0.00

Sub Total: \$2,800.00

Sales Tax: \$0.00

Total Charges: \$2,800.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	7320	\$2,800.00

Total Payments: \$2,800.00

ADJUSTMENTS

Receipt Balance: \$0.00